

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300300

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-1173-000	2021/5066	06-01-2021	BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS OR 5504 P 1909 RD R/W

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2024</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS OR 5504 P 1909 RD R/W



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0224-28

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 26, 2023
Property description	MCCURDY LEONARD & MCCURDY LILLIAN EST OF 930 E HWY 4 CENTURY, FL 32535 930 E HIGHWAY 4 11-1173-000 BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS O (Full legal attached.)	Certificate #	2021 / 5066
		Date certificate issued	06/01/2021

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/5066	06/01/2021	809.86	40.49	850.35
→ Part 2: Total*				850.35

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/5455	06/01/2022	878.48	6.25	43.92	928.65
Part 3: Total*					928.65

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,779.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	858.75
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,012.75

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Jennifer N. Cassidy  
Signature, Tax Collector or Designee

Escambia, Florida

Date May 31st, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	045N306002000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	111173000	2022	\$3,871	\$51,172	\$55,043	\$51,473
<b>Owners:</b>	MCCURDY LEONARD & MCCURDY LILLIAN EST OF	2021	\$3,871	\$42,923	\$46,794	\$46,794
<b>Mail:</b>	930 E HWY 4 CENTURY, FL 32535	2020	\$3,871	\$39,112	\$42,983	\$42,983
<b>Situs:</b>	930 E HIGHWAY 4 32535	<b>Disclaimer</b>				
<b>Use Code:</b>	MOBILE HOME	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2022 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book Page Value Type</b>	<b>None</b>	
<b>Official Records (New Window)</b>			
None		<b>Legal Description</b>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS OR 5504 P 1909 RD...	
		<b>Extra Features</b>	
		FRAME BUILDING	

**Section Map Id:**  
04-5N-30

**Approx. Acreage:**  
1.6459

**Zoned:**   
RMU  
RMU

**Evacuation & Flood Information**  
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Parcel Information**

**Launch Interactive Map**

Buildings	
Address: 930 E HIGHWAY 4, Year Built: 2005, Effective Year: 2005, PA Building ID#: 123876	

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

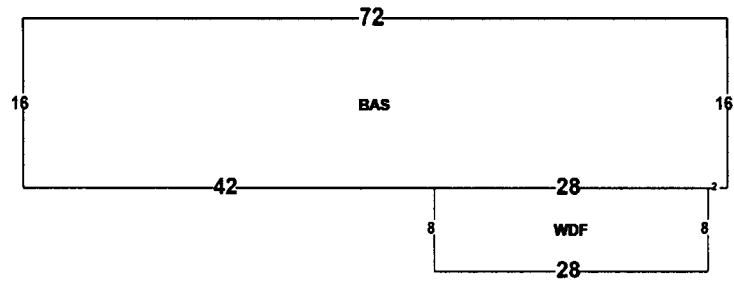
NO. STORIES-1

STORY HEIGHT-0

Areas - 1376 Total SF

BASE AREA - 1152

WOOD DECK FIN - 224



Images



8/16/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:06/01/2023 (tc.11544)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 05066**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372  
P 113 LESS OR 5504 P 1909 RD R/W**

**SECTION 04, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111173000 (0224-28)**

The assessment of the said property under the said certificate issued was in the name of

**LEONARD MCCURDY and LILLIAN MCCURDY EST OF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of **February 2024**.

Dated this 2nd day of June 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-1173-000 CERTIFICATE #: 2021-5066

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 1, 2003 to and including November 1, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 28, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 28, 2023

Tax Account #: **11-1173-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LEONARD MCCURDY AND LILLIAN MCCURDY**

**By Virtue of Warranty Deed recorded 2/27/1953 in Deed Book 372/113**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR LILLIAN MCCURDY RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Mortgage in favor of Administrator of the Small Business Administration recorded 7/1/2005 OR 5672/1680**
  - b. **Code Enforcement Order in favor of Escambia County recorded 8/22/2011 OR 6755/21 together with Cost Order recorded 11/2/2012 OR 6929/1211**
4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 11-1173-000**

**Assessed Value: \$56,620.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 7, 2024  
**TAX ACCOUNT #:** 11-1173-000  
**CERTIFICATE #:** 2021-5066

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**LEONARD MCCURDY, LILLIAN MCCURDY  
AND ESTATE OF LILLIAN MCCURDY  
930 E HIGHWAY 4  
CENTURY, FL 32535**

**LEONARD MCCURDY  
1821 CAMPBELL ROAD  
CENTURY, FL 32535**

**ESCAMBIA COUNTY CODE ENFORCEMENT  
3363 W PARK PLACE  
PENSACOLA, FL 32504**

**ADMINISTRATOR OF THE SMALL  
BUSINESS ADMINISTRATION  
801 TOM MARTIN DRIVE SUITE 120  
BIRMINGHAM, ALABAMA 35211**

Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> day of November, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**November 28, 2023**

**Tax Account #:11-1173-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372  
P 113 LESS OR 5504 P 1909 RD R/W**

**SECTION 04, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-1173-000(0224-28)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

State of Florida,

Escambia

County

7221 - 7/10/1946

KNOW ALL MEN BY THESE PRESENTS: THAT I, DREWRY McCURDY

for and in consideration of the sum of

Ten Dollars and other good and valuable consideration to have  
to me in hand paid by Leonard McCurdy and wife Lillian McCurdythe receipt whereof is hereby  
acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey  
unto the said Leonard McCurdy and wife Lillian McCurdy

their heirs

heirs and assigns forever, the following described real estate, situate, lying and being in  
County of Escambia State of Florida to-wit:

Begin 50 feet from the Southwest corner of the North half  
of lot 6 of section 4 in Township 5 North Range 30 West  
and run west 150 feet, thence North 250 feet, thence East  
270 feet, thence South 250 feet to point of beginning,  
containing 2 acres more or less.



Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in  
anywise appertaining: TO HAVE AND TO HOLD the above described premises unto the said

Leonard McCurdy, and wife Lillian McCurdy

heirs and assigns, forever, free from all exemption of homestead right or claim of the said  
grantor... if any such right or claim... possess: And I, the said grantor, for  
me and my heirs, do covenant with the said grantee, their heirs and  
assigns, that I, as well seized of the property, and have a good right to convey the same; that  
it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant  
and by these presents forever defend the said premises unto the said grantee, his heirs and  
assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this  
10th day of November 1946.

Signed, sealed and delivered in the presence of

J. R. Gay  
Mrs. R. F. Dignan

Drewry McCurdy (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

DEED 372 PAGE 114

State of Alabama  
County of Escambia

This day, before the undersigned personally appeared

Drewery McCurdy

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and acknowledged that she executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 10 day of November A. D., 1949.

Mrs. R. J. Dixon  
Notary Public

May 1954

State of Florida

County Escambia

APR. DREWERY McCurdy

TO

Leonard McCurdy and wife

Lillian McCurdy

Warranty Deed

Received this \_\_\_\_\_ day

of \_\_\_\_\_ 1949

FILED FOR RECORD  
1949  
FEB 27 AM 8:09

LANGLEY BELL  
CLERK CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

and Recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_

the \_\_\_\_\_ day of \_\_\_\_\_

By \_\_\_\_\_, D.C.

Maya Printing Company, Pensacola, Florida

NO. 10552 FILED FEB 27 1953  
AT 8:09 AM  
RECORDED IN THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE  
BOOK AND PAGE NOTED ABOVE.  
LANGLEY BELL, CLERK OF CIRCUIT COURT  
Maude Landford  
DEPUTY CLERK

MAIL ANY NOTICE OF DEFAULT TO:  
U.S. SMALL BUSINESS ADMINISTRATION  
801 Tom Martin Drive, Suite 120  
Birmingham, Alabama, 35211

THIS INSTRUMENT PREPARED BY AND MAIL TO:  
Leslie Hartin, Attorney/Advisor  
U.S. SMALL BUSINESS ADMINISTRATION  
14925 Kingsport Road  
Fort Worth, Texas 76155-2243  
(817)868-2300

MCCURDY, Lillian B. and Leonard  
# 3627-24947 Loan No. DLH 86777040-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **MORTGAGE (Direct)**

This mortgage made and entered into this 17th day of June 2005, by and between Leonard McCurdy and Lillian B. McCurdy, wata Lillian McCurdy, husband and wife, 930 E. Hwy 4, Century, Florida 32535 (hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 801 Tom Martin Drive, Suite 120, Birmingham, Alabama, 35211

**WITNESSETH**, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia, State of Florida:

Begin 50 feet from the Southwest corner of the North half of lot 6 of section 4 in Township 5 North Range 30 West and run west 150 feet, Thence North 350 feet, Thence East 270 feet, Thence South 350 feet to point of beginning, containing 2 acres more or less.

More commonly known as: 930 E. Hwy 4, Century, Florida, 32535

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness".

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated June 17, 2005 in the principal sum of \$38,300.00 and maturing on March 9, 2035.

1. The mortgagor covenants and agrees as follows:

- a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.
- b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.
- c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.
- d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.
- e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.
- f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.
- g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.
- h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.
- i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.
- j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.
- k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

MCCURDY, Lillian B. and Leonard  
3627-24947 / DLH 86777040-02

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisal*.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at 930 E. Hwy 4, Century, Florida 32535 and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 801 Tom Martin Drive, Suite 120 Birmingham, Alabama, 35211.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA )  
COUNTY OF Escambia )ss  
)

Leonard McCurdy  
Leonard McCurdy

The foregoing instrument was acknowledged before me this  
29 day of June, 2005 by

Leonard McCurdy

who produced a

FL DL #M263-522-23-800-0 as identification.

Sarah Cobb  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

SARAH COBB  
Notary Public, State of Florida  
My comm. expires 12-26-08  
ID# 102761  
DD # 376610

STATE OF FLORIDA )  
COUNTY OF Escambia )ss  
)

Lillian B. McCurdy  
Lillian B. McCurdy

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29 day of JUNE, 2005 by

Lillian B. McCurdy

who produced a

FL DL #M263-522-23-800-0 as identification.

Sarah Cobb  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

SARAH COBB  
Notary Public, State of Florida  
My comm. expires 12-26-08  
ID# 102761  
DD # 376610

Recorded in Public Records 08/22/2011 at 09:50 AM OR Book 6754 Page 1981,  
Instrument #2011057688, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-07-03967  
LOCATION: 1821 Campbell Road  
PR# 045N30-6002-000-001**

**Druely McCurdy, Estate of  
Leonard McCurdy  
930 East Hwy 4  
Century, Florida 32535**

**Druely McCurdy, Estate of  
Leonard McCurdy  
1821 Campbell Road  
Century, Florida 32535**

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
N/A, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions  
☒ 42-196 (b) Trash and Debris  
☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

- ☒ 42-196 (d) Overgrowth

Certified to be a true copy  
of the original on file in this office.  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
BY [Signature]  
DATE 8/22/11



☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)  
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☒ (dd)

- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that: ~~State of Maryland~~ State of Maryland  
shall have until 8/25, 2011 to correct the violation and to bring the violation  
into compliance. Corrective action shall include:

- ☐ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing 8/26/, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

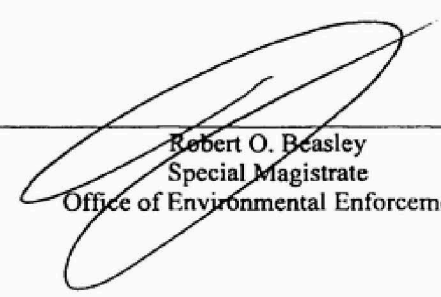
Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against Estate of Dorey McPhee.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 16<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 10-07-03967  
Location: 1821 Campbell Rd  
PR# 045N30-6002-000-001

Druey McCurdy, Estate of  
C/o Leonard McCurdy  
930 East Hwy 4  
Century, FL 32535

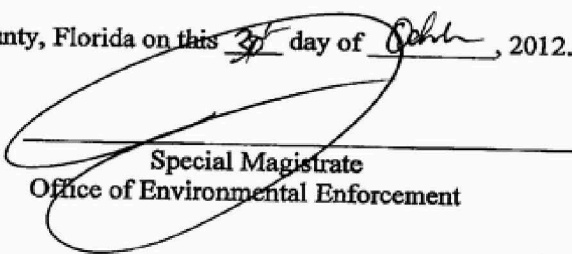
Druey McCurdy, Estate of  
C/o Leonard McCurdy  
1821 Campbell Road  
Century, FL 32535

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 16, 2011; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris and (d) Overgrowth, 30-203 (cc) and (dd). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 16, 2011.

Itemized	Cost
a. Fines (\$100.00 per day 8/26/2011-9/19/2012)	\$39,000.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 8,300.00</u>
Total:	\$48,400.00

DONE AND ORDERED at Escambia County, Florida on this 31 day of Sept, 2012.

  
Special Magistrate  
Office of Environmental Enforcement

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 05066 of 2021**

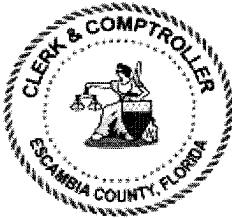
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEONARD MCCURDY LILLIAN MCCURDY EST OF  
930 E HWY 4 930 E HWY 4  
CENTURY, FL 32535 CENTURY, FL 32535

LEONARD MCCURDY US SMALL BUSINESS ADMINISTRATION  
1821 CAMPBELL RD 801 TOM MARTIN DRIVE SUITE 120  
CENTURY FL 32535 BIRMINGHAM, ALABAMA 35211

ESCAMBIA COUNTY / COUNTY ATTORNEY	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
221 PALAFOX PLACE STE 430	ESCAMBIA CENTRAL OFFICE COMPLEX
PENSACOLA FL 32502	3363 WEST PARK PLACE
	PENSACOLA FL 32505

WITNESS my official seal this 21th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05066, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372  
P 113 LESS OR 5504 P 1909 RD R/W

SECTION 04, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111173000 (0224-28)

The assessment of the said property under the said certificate issued was in the name of

LEONARD MCCURDY and LILLIAN MCCURDY EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of February, which is the 7th day of February 2024.

Dated this 14th day of December 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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Post Property:

930 E HIGHWAY 4 32535



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**LEONARD MCCURDY**  
930 E HWY 4  
CENTURY, FL 32535

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

LILLIAN MCCURDY EST OF  
930 E HWY 4  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0224-28

**Document Number:** ECSO23CIV046370NON

**Agency Number:** 24-002373

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05066 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LEONARD MCCURDY AND LILLIAN MCCURDY EST OF  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/27/2023 at 8:56 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LEONARD MCCURDY , Writ was returned to court UNEXECUTED on 1/3/2024 for the following reason:

930 EAST HIGHWAY 4, CENTURY IS VACANT AND SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

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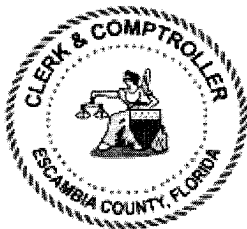
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### Personal Services:

LEONARD MCCURDY  
930 E HWY 4  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 10 2024

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THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05066, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372  
P 113 LESS OR 5504 P 1909 RD R/W

SECTION 04, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111173000 (0224-28)

The assessment of the said property under the said certificate issued was in the name of

**LEONARD MCCURDY and LILLIAN MCCURDY EST OF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of February 2024.

Dated this 14th day of December 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**LEONARD MCCURDY**  
930 E HWY 4  
CENTURY, FL 32535

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0224-28

**Document Number:** ECSO23CIV046371NON

**Agency Number:** 24-002374

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05066 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LEONARD MCCURDY AND LILLIAN MCCURDY EST OF  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 12/27/2023 at 8:56 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LILLIAN MCCURDY EST OF , Writ was returned to court UNEXECUTED on 1/3/2024 for the following reason:

930 EAST HIGHWAY 4, CENTURY IS VACANT AND SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

## WARNING

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### Personal Services:

**LILLIAN MCCURDY EST OF**  
930 E HWY 4  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

THIS IS A  
CERTIFIED  
TRUE AND  
CORRECT  
COPY OF THE  
ORIGINAL  
FILED IN  
OFFICE OF THE  
CLERK OF THE  
CIRCUIT COURT  
ESCAMBIA COUNTY  
FLORIDA  
JAN 10 2024  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

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### Personal Services:

**LILLIAN MCCURDY EST OF**  
930 E HWY 4  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0224-28

**Document Number:** ECSO23CIV046372NON

**Agency Number:** 24-002375

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05066 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LEONARD MCCURDY AND LILLIAN MCCURDY EST OF  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2023 at 8:56 AM and served same at 9:08 AM on 1/3/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

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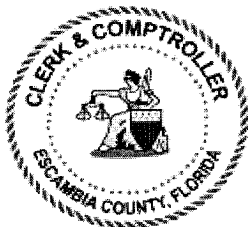
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**Post Property:**

**930 E HIGHWAY 4 32535**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 10 2024

LEONARD MCCURDY [0224-28]  
930 E HWY 4  
CENTURY, FL 32535

LILLIAN MCCURDY EST OF [0224-28]  
930 E HWY 4  
CENTURY, FL 32535

9171 9690 0935 0128 0711 87

9171 9690 0935 0128 0711 94

LEONARD MCCURDY [0224-28]  
1821 CAMPBELL RD  
CENTURY FL 32535

US SMALL BUSINESS  
ADMINISTRATION [0224-28]  
801 TOM MARTIN DRIVE SUITE 120  
BIRMINGHAM, ALABAMA 35211

9171 9690 0935 0128 0712 00

9171 9690 0935 0128 0712 17

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0224-28]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [0224-28]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0128 0710 02

9171 9690 0935 0128 0710 19

*contact*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAID  
JUN -4 A 11:45  
LEONARD MCCURDY [0224-28]  
1821 CAMPBELL RD  
CENTURY FL 32535

**CERTIFIED MAIL™**



9171 9690 0935 0128 0712 00



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
12/21/2023 ZIP 32502  
043M31219251

US POSTAGE

NSN  
12-28

NIXIE 322 FE 1 0012/38/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTR BC: 3250258335 32658-00396-26-36

3250258335

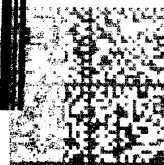
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

LEONARD MCCURDY [0224-28]  
930 E HWY 4  
CENTURY, FL 32535

**CERTIFIED MAIL™**



9171 9690 0935 0128 0711 87



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
12/21/2023 ZIP 32502  
043M31219251

US POSTAGE

*NMK  
12-28*

NIXIE 522 FE 1 8012/30/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 32502583335 32638-00436-26-36  
32302-5833  
32535-18043

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PALM BEACH COUNTY, FL  
JAN 16 AM 11:19

US SMALL BUSINESS  
ADMINISTRATION [0224-28]  
801 TOM MARTIN DRIVE SUITE 120  
BIRMINGHAM, ALABAMA 35211

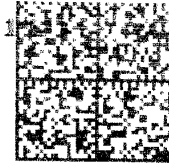
**CERTIFIED MAIL™**



9171 9690 0935 0128 0712 17

PENSACOLA FL 325

25 DEC 2023 PM 1



quadiant

FIRST-CLASS MAIL

IMI

**\$007.18<sup>9</sup>**

12/21/2023 ZIP 32502  
043M31218251

US POSTAGE

XXXXX 001 FEB 1 0001/11/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTP  
32502588888  
0224-28

BC: 32502588888 \*2688-00871-26-36





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2023

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1173-000	06		045N306002000000

PROPERTY ADDRESS:  
930 E HIGHWAY 4

EXEMPTIONS:

MCCURDY LEONARD &  
MCCURDY LILLIAN EST OF  
930 E HWY 4  
CENTURY, FL 32535

**PRIOR YEAR(S) TAXES OUTSTANDING**

21 / 5066

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	56,620	0	56,620	374.63
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	63,517	0	63,517	124.62
BY STATE LAW	3.1820	63,517	0	63,517	202.11
WATER MANAGEMENT	0.0234	56,620	0	56,620	1.32
SHERIFF	0.6850	56,620	0	56,620	38.78
M.S.T.U. LIBRARY	0.3590	56,620	0	56,620	20.33
ESCAMBIA CHILDRENS TRUST	0.4365	56,620	0	56,620	24.71

**TOTAL MILLAGE 13.2644**

**AD VALOREM TAXES \$786.50**

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$125.33</b>

**Pay online at EscambiaTaxCollector.com**

*Payments must be in U.S. funds drawn from a U.S. bank*

**COMBINED TAXES AND ASSESSMENTS \$911.83**

If Paid By Please Pay	Jan 31, 2024 \$893.59	Feb 29, 2024 \$902.71	Mar 31, 2024 \$911.83		
--------------------------	--------------------------	--------------------------	--------------------------	--	--

RETAIN FOR YOUR RECORDS

## 2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

*Payments in U.S. funds from a U.S. bank*

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jan 31, 2024 893.59
AMOUNT IF PAID BY	Feb 29, 2024 902.71
AMOUNT IF PAID BY	Mar 31, 2024 911.83
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

### ACCOUNT NUMBER

11-1173-000

### PROPERTY ADDRESS

930 E HIGHWAY 4

MCCURDY LEONARD &  
MCCURDY LILLIAN EST OF  
930 E HWY 4  
CENTURY, FL 32535

1 111173000 2023 5

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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EST OF

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR1/3-1/24TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-05066 in the Escambia County Court was published in said newspaper in and was printed and released on January 3, 2024; January 10, 2024; January 17, 2024; and January 24, 2024.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper,

X

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of January, 2024, by MALCOLM BALLINGER, who is personally known to me.

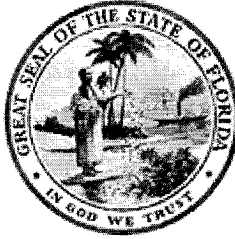
X

, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 High Bid Tax Deed Sale**

**Cert # 005066 of 2021 Date 2/7/2024  
 Name HANY HANNALLA**

**Cash Summary**

Cash Deposit	\$1,815.00
Total Check	\$34,781.60
Grand Total	\$36,596.60

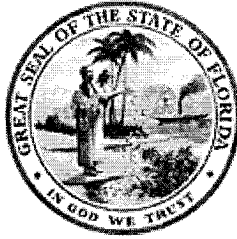
Purchase Price (high bid amount)	\$36,300.00	Total Check	\$34,781.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$254.10	Adv Doc. Stamps	\$254.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,941.28	Postage	\$43.26
		Researcher Copies	\$0.00
- postage	\$43.26		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,898.02	Registry of Court	\$4,898.02
Purchase Price (high bid)	\$36,300.00		
-Registry of Court	\$4,898.02	Overbid Amount	\$31,358.72
-advance recording (for mail certificate)	\$18.50		
-postage	\$43.26		
-Researcher Copies	\$0.00		
= Overbid Amount	\$31,358.72		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
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 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2021 TD 005066  
 Sold Date 2/7/2024  
 Name HANY HANNALLA**

RegistryOfCourtT = TAXDEED	\$4,898.02
overbidamount = TAXDEED	\$31,358.72
PostageT = TD2	\$43.26
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$254.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 005066	
6/7/2023	TD83	TAX COLLECTOR CERTIFICATION	
6/7/2023	TD84	PA INFO	
6/7/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023043727	
6/8/2023	TD84	NOTICE OF TDA	
12/4/2023	TD82	PROPERTY INFORMATION REPORT	
1/5/2024	TD81	CERTIFICATE OF MAILING	
1/18/2024	TD84	SHERIFF'S RETURN OF SERVICE	
1/19/2024	CheckVoided	CHECK (CHECKID 132184) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
1/19/2024	CheckMailed	CHECK PRINTED: CHECK # 900036534 -- REGISTRY CHECK	
1/23/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
1/29/2024	TD84	2023 TAX BILL	
1/29/2024	TD84	PROOF OF PUBLICATION	
2/2/2024	CheckVoided	CHECK (CHECKID 132502) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
2/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900036618 -- REGISTRY CHECK	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/7/2023 12:04:43 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/7/2023 12:04:43 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
6/7/2023 12:04:42 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/7/2023 12:04:44 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00

6/7/2023 12:05:58 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/7/2023 2:37:27 PM	2023043727	ATCF II FLORIDA A LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/2/2024 2:21:57 PM	Check (outgoing)	101863971	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	120.00	900036618 CLEARED ON 2/2/2024
1/19/2024 9:34:57 AM	Check (outgoing)	101860070	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036534 CLEARED ON 1/19/2024
6/7/2023 2:37:27 PM	Deposit	101799535	ATCF II FLORIDA A LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			12,300.00		-11,980.00	

71635

Hany Hannalla

\$36,300.00

Deposit  
\$1,815.00

## Auction Results Report

\* Doc stamps for tax deed auctions are

Edit Name on Title

ST on the following business day after the sale.

Sale Date	Case ID	Parc	Name on Title	Custom Fields	Style
<input checked="" type="checkbox"/> 02/07/2024	2021 TD 00506	045N3	Case Number: 2021 TD 005066 Result Date: 02/07/2024		
<input checked="" type="checkbox"/> 02/07/2024	2021 TD 00283	342S3	Title Information:		
<input checked="" type="checkbox"/> 02/07/2024	2021 TD 00208	132S3	Name:	<input type="text" value="Farag Hannalla"/>	
<input checked="" type="checkbox"/> 02/07/2024	2020 TD 00786	055N3	Address1:	<input type="text" value="7791 untreinere Ave"/>	
<input checked="" type="checkbox"/> 02/07/2024	2020 TD 00663	326N3	Address2:	<input type="text"/>	
<input checked="" type="checkbox"/> 02/07/2024	2019 TD 00667	241N3	City:	<input type="text" value="Pensacola"/>	
<input checked="" type="checkbox"/> 02/07/2024	2019 TD 00610	055N3	State:	<input type="text" value="FL"/>	
<input checked="" type="checkbox"/> 02/07/2024	2018 TD 00679	101N3	Zip:	<input type="text" value="32534"/>	
			<input type="button" value="Cancel"/>	<input type="button" value="Update"/>	

Doc **	Stamps	Total Due	Certificate Number	Name On Title	Title Address
00	\$254.10	\$34,781.60	05066	Farag Hannalla	7791 untreinere Ave
00	\$18.20	\$2,460.70	02836	Dora Omerico LLC	6500 El Presideo F
00	\$244.30	\$33,441.80	02087	Victoria McVay	9219 N. 28th Stree
00	\$208.80	\$28,561.10	07864	Rags to Riches, LI	2195 Hickory Hill A
00	\$14.00	\$56.50	06635		
00	\$15.40	\$2,057.90	06670	Anthony Schnyder	6470 Jahaza Road
00	\$14.70	\$1,957.20	06103	Anthony White	1535 Old Bridge R
00	\$17.50	\$2,360.00	06791	Anthony White	1535 Old Bridge R

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 05066 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEONARD MCCURDY LILLIAN MCCURDY EST OF  
930 E HWY 4 930 E HWY 4  
CENTURY, FL 32535 CENTURY, FL 32535

LEONARD MCCURDY US SMALL BUSINESS ADMINISTRATION  
1821 CAMPBELL RD 801 TOM MARTIN DRIVE SUITE 120  
CENTURY FL 32535 BIRMINGHAM, ALABAMA 35211

ESCAMBIA COUNTY / COUNTY ATTORNEY ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT  
221 PALAFOX PLACE STE 430 ESCAMBIA CENTRAL OFFICE COMPLEX  
PENSACOLA FL 32502 3363 WEST PARK PLACE  
PENSACOLA FL 32505

WITNESS my official seal this 21th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05066, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS OR 5504 P 1909 RD R/W

SECTION 04, TOWNSHIP 5 N, RANGE 30 W  
TAX ACCOUNT NUMBER 111173000 (0224-28)

The assessment of the said property under the said certificate issued was in the name of

LEONARD MCCURDY and LILLIAN MCCURDY  
EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of February, which is the 7th day of February 2024.

Dated this 21st day of December 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR1/3-1/24TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-05066 in the Escambia County Court was published in said newspaper in and was printed and released on January 3, 2024; January 10, 2024; January 17, 2024; and January 24, 2024.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper,

X

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of January, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024

Tax deed file number 0224-28

Parcel ID number 045N306002000000

## TAX DEED

Escambia County, Florida

for official use only

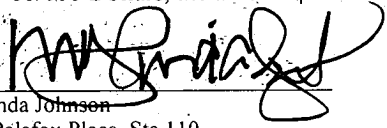
Tax Certificate numbered 05066 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of February 2024, the land was offered for sale. It was sold to **Farag Hannalla**, 7791 Untreiner Ave Pensacola FL 32534, who was the highest bidder and has paid the sum of the bid as required by law.

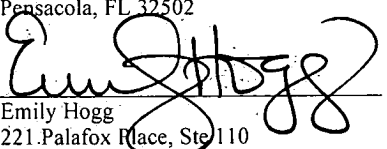
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

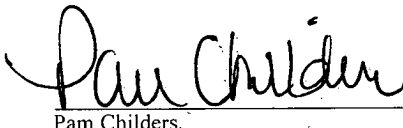
**Description of lands: BEG 50 FT FROM SW COR OF N1/2 OF LT 6 W 150 FT N 350 FT E 270 FT S 350 FT TO POB DB 372 P 113 LESS OR 5504 P 1909 RD R/W SECTION 04, TOWNSHIP 5 N, RANGE 30 W**

**\*\* Property previously assessed to: LEONARD MCCURDY, LILLIAN MCCURDY EST OF**

On 7th day of February 2024, in Escambia County, Florida, for the sum of ( \$36,300.00) THIRTY SIX THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

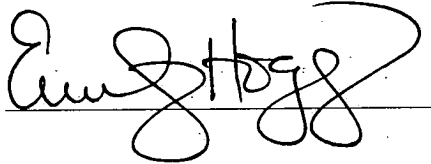
  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 7th day of February, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida

Tax Cert

2021 TD 005066

Property Owner

Leonard McCurdy Lillian McCurdy Est of

Property Address

930 E Highway 4 32535

SOLD TO:

Harry Hannalla

\$36,300.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 282.60 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 487.88 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 3,989.06 ✓		\$
Refund High Bidder unused sheriff fees	\$ 0		\$
Additional taxes	\$ 902.71 ✓		\$ 30,870.84
Postage final notices	\$		\$
CODE ENF	\$ 30,870.84		\$
	\$		\$
	\$		\$
	\$		\$
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	\$		\$
	\$		\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!

## Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Determine government liens of record/ amounts due
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

## Lien Information:

✓		
✓		
✓	CODE ENF. LIEN	Due \$47,992.00
✓	(0155.21)	Paid \$30,870.84
✓		Due \$
✓		Paid \$
✓		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$

Notes:



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**CODE ENFORCEMENT LIEN PAYOFF**

**OFFICIAL RECORDS**  
P.O. Box 333  
Pensacola, FL 32591-0333  
Check payable to Pam Childers,  
Clerk Of The Circuit Court

**Escambia County Governmental Complex**  
221 Palafox Place, Suite 110  
Pensacola, FL 32501-5844  
850-595-3930  
FAX 850-595-4827

Official Records Book: 6755 Page: 214 [View Image](#)

Start Date 08/26/2011  Court Cost 550.00

Recording Fees 108.00

Copies 10.00 Certified Abatement Costs 8,300.00

Fine Per Day \$100.00 Date Of Payoff 09/19/2012 

2011 CL 057701  
CE10-07-03967  
1821 CAMPBELL RD  
ALSO 6754/1981 AND 6929/1211

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$100.00	390	\$39,000.00	\$550.00	\$118.00	\$10.00	\$7.00	\$7.00	\$8,300.00	\$47,992.00

550.00 COURT COST  
8300 ABATEMENT  
142.00 RECORDING  
21,878.84 FINES

21,878.84

pd  
39,870.84

BALANCE \$ 17,121.14

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 10-07-03967  
Location: 1821 Campbell Rd  
PR# 045N30-6002-000-001

Druey McCurdy, Estate of  
C/o Leonard McCurdy  
930 East Hwy 4  
Century, FL 32535

Druey McCurdy, Estate of  
C/o Leonard McCurdy  
1821 Campbell Road  
Century, FL 32535

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 16, 2011; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris and (d) Overgrowth, 30-203 (cc) and (dd). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 16, 2011.

Itemized	Cost
a. Fines (\$100.00 per day 8/26/2011-9/19/2012)	\$39,000.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 8,300.00</u>
Total:	\$48,400.00

DONE AND ORDERED at Escambia County, Florida on this 30 day of October, 2012.

Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 08/22/2011 at 09:50 AM OR Book 6754 Page 1981,  
Instrument #2011057688, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-07-03967  
LOCATION: 1821 Campbell Road  
PR# 045N30-6002-000-001**

**Druey McCurdy, Estate of  
Leonard McCurdy  
930 East Hwy 4  
Century, Florida 32535**

**Druey McCurdy, Estate of  
Leonard McCurdy  
1821 Campbell Road  
Century, Florida 32535**

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
  N/A  , as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues



42-196 (a) Nuisance Conditions

42-196 (b) Trash and Debris

42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_



42-196 (d) Overgrowth

Certified to be a true copy  
Of the original on file in this office  
Witness my hand and official seal  
ERNEE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
BY                       
DATE 8/22/11



☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)  
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)  
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☒ (dd)

- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in  
the premises; it is hereby **ORDERED** that: ~~State of Maryland~~ Darcy  
shall have until 8/25/, 2011 to correct the violation and to bring the violation  
into compliance. Corrective action shall include:

- ☐ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing 8/26/, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

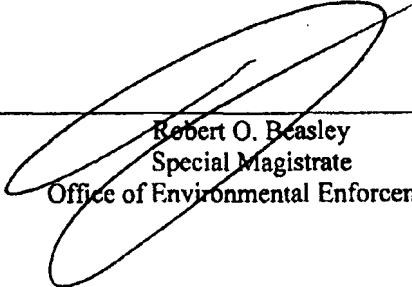
Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against ESTATE of Dorsey McComb.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

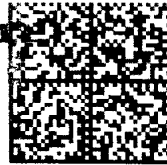
**DONE AND ORDERED** at Escambia County, Florida on the 16<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

CERTIFIED MAIL™



935 0128 0711 94



quadiant

FIRST-CLASS MAIL

IMI

\$007.18<sup>0</sup>

12/21/2023 ZIP 32502  
043M31219251

US POSTAGE

2024 APR -5 A 10:46  
ESCONTO COUNTY, FL

CHILDREN  
COMPTON  
FILED

NMK  
12-28

BC: 3250258335 02238-03293-02-23  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO DELIVER  
6004/02/24

LILLIAN MCCURDY EST OF [0224-28]  
930 E HWY 4  
CENTURY, FL 32535

9334129802602594

32535-160430

